

Person with disabilities (disabled person). Defined in 24 CFR 813.102.

PHA. Public housing agency. See definition of “housing agency”. (“Public housing agency” and “housing agency” mean the same thing.)

Portability. Renting a dwelling unit with Section 8 tenant-based assistance outside the jurisdiction of the initial HA.

Premises. The building or complex in which the dwelling unit is located, including common areas and grounds.

Program. The tenant-based certificate program or voucher program.

Project-based. Rental assistance that is attached to the structure.

Project-based certificate program (PBC). Project-based assistance under 24 CFR part 983, using funding under the consolidated ACC for the HA certificate program.

Project reserve. ACC reserve account. See § 982.154.

Public housing agency (PHA). A Housing Agency (HA).

Reasonable rent. A rent to owner that is not more than either:

- (1) Rent charged for comparable units in the private unassisted market; or
- (2) Rent charged by the owner for a comparable assisted or unassisted unit in the building or premises.

Receiving HA. In portability, an HA that receives a family selected for participation in the tenant-based program of another HA. The receiving HA issues a certificate or voucher, and provides program assistance to the family.

Rental certificate. Certificate.

Rental certificate program. Certificate program.

Rental voucher. Voucher.

Rental voucher program. Voucher program.

Rent to owner. The monthly rent payable to the owner under the lease. Rent to owner includes payment for any services, maintenance and utilities to be provided by the owner in accordance with the lease.

Special admission. Admission of an applicant that is not on the HA waiting list, or without considering the applicant’s waiting list position.

Subsidy standards. Standards established by an HA to determine the appropriate number of bedrooms and amount of subsidy for families of dif-

ferent sizes and compositions. See definition of “family unit size”.

Suspension. Stopping the clock on the term of a family’s certificate or voucher, for such period as determined by the HA, from the time when the family submits a request for HA approval to lease a unit, until the time when the HA approves or denies the request.

Tenant. The person or persons (other than a live-in aide) who executes the lease as lessee of the dwelling unit.

Tenant-based. Rental assistance that is not attached to the structure.

Tenant rent. In the certificate program, total tenant payment minus any utility allowance.

Total tenant payment. In the certificate program, defined in 24 CFR 813.102 and 24 CFR 813.107.

Unit. Dwelling unit.

United States Housing Act of 1937 (1937 Housing Act). The basic law that authorizes the public and Indian housing programs, and the Section 8 programs. (42 U.S.C. 1437 and following sections.)

Utility allowance. Defined in 24 CFR 813.102.

Utility reimbursement. In the certificate program, the amount, if any, by which any utility allowance for family-paid utilities or other housing services exceeds the total tenant payment.

Very low-income family. Defined in 24 CFR 813.102.

Violent criminal activity. Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.

Voucher (rental voucher). A document issued by an HA to a family selected for admission to the voucher program. The voucher describes the program, and the procedures for HA approval of a unit selected by the family. The voucher also states the obligations of the family under the program.

Voucher program. Rental voucher program.

Waiting list admission. An admission from the HA waiting list.

§ 982.5 Notices required by this part.

Where part 982 requires any notice to be given by the HA, the family or the owner, the notice must be in writing.